

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
December 14, 2020  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

1. November 16, 2020

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Emailed or submitted public comments will no longer be read aloud during the public comment period for each item on the agenda. Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc> (comments submitted via email/form to the commission members will not be read aloud at the meeting).

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

None

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

- 2. SPUD-3-20      Fieldstone Crossing (Deferred from October 19 by the Planning Director and November 16 by Councilmember Racca)** Proposed medium density single family development located on the the west side of Staring Lane, south of Chandler Drive, on Lot 3 of the O.D. Daigre Tract. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
- 3. PA-22-20      4512 Highland Road** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Urban Neighborhood on property located on the south side of Highland Road, west of Burrow Road, on Lot UND of the Property of Jock N. and Pierre Harvey Baker. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12-Racca) [Application](#) **Related to Case 61-20**
- 4. Case 61-20      4512 Highland Road** To rezone from Single Family Residential (A1) to Medium Density Multi-Family Residential (A3.2) on property located on the south side of Highland Road, west of Burrow Road, on Lot UND of the Property of Jock N. and Pierre Harvey Baker. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12-Racca) [Application](#) **Related to PA-22-20**
- 5. Case 54-20      6263 Comite Drive (Deferred from November 16 by Councilmember Banks)** To rezone from Single Family Residential (A1) and Heavy Commercial (C2) to Rural on property located on the north side of Comite Drive, east of Plank Road, on Tract 4-D1-7-A-5 of H. B. Weiland Tract. Section 33, T5S, R1E, GLD, EBRP, LA (Council District 2 - Banks) [Application](#)
- 6. Case 59-20      13265 Perkins Road** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) on property located on the north side of Perkins Road, east of Meadow Park Avenue, on Lot A-3-A-1-2 of Meadowpark Subdivision. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
- 7. Case 60-20      11467 North Harrell's Ferry Road** To rezone from Rural to Heavy Commercial One (HC1) on property located on the north side of North Harrell's Ferry Road, west of South Sherwood Forest Boulevard, on the Remainder of Tract "O" of Muriel Land Corporation Property. Section 49, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
- 8. Case 62-20      626 Staring Lane** To rezone from Single Family Residential (A1) to Zero Lot Line (A2.6) on property located on the east side of Staring Lane, north of Boone Drive, on Lot 37 and a portion of Lot 38 of Staring Plantation. Sections 67 and 68, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#) **Related to S-7-20**
- 9. S-7-20      Willow Run Subdivision** Proposed low density residential subdivision located on the east side of Staring Lane, north of Boone Drive, on Lot 37 and a portion of Lot 38 of Staring Plantation. Sections 67 and 68, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#) **Related to Case 62-20 but does not require Council approval**

- 10. Case 63-20**      **T 1651 Choctaw Drive** To rezone from Light Industrial and Limited Residential (A3.1) to Light Commercial (LC2) on property located on the north side of Choctaw Drive, between Linwood Avenue and Pimpernel Avenue, on Lots 1 through 9 and Lots 16 through 22 of Standard Heights, Square 17. Section 38, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

- 11. PUD-5-04**      **Pelican Lakes, Concept Plan Revision 7** Proposed medium density single and multi-family residential uses with clubhouse and common open space on property located on the west side of Burbank Drive and south of Pelican Lakes Parkway, on Tracts A-1-A, B-1-A-2, D-1, C-1-A-1 of the T.P. Stuckey Tract Property, Lots 1A-6A and 7-74 of the Stonelake Village Subdivision, and Lots 1-132, 133A-141A, 142-169, 170-310 of the Pelican Lakes Subdivision. Sections 75 and 76, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
- 12. PUD-5-04**      **Burbank Park Townhomes, Pelican Lakes, Final Development Plan (Deferred from November 16 by the Planning Director)** Proposed medium density single family residential use on property located on the west side of Burbank Drive and south of Pelican Lakes Parkway, on Tract D-1 of the T.P. Stuckey Tract Property. Sections 75 and 76, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
- 13. PUD-2-00**      **Whataburger, Burbank University, Final Development Plan** Proposed restaurant on property located on the south side of Burbank Drive and east of West Lee Drive, on Tract C-1-A-1-A-3-C-1 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
- 14. PUD-2-00**      **Express Oil, Burbank University, Final Development Plan** Proposed motor vehicle service use on property located on the south side of Burbank Drive and east of West Lee Drive, on Tract C-1-A-1-A-3-B of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
- 15. PUD-2-19**      **Siegen Terrace, Final Development Plan, Phase 1** Proposed office development on property located north of Goldfinch Drive and Thrush Drive, south of Interstate 10, on a portion of a 11.374 Acre Tract of the Terrace Land Company, Inc. Property. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
- 16. SPUD-10-06**      **The Office Park at the Reserve Revision 3** Proposed office development on property located on the south side of Jefferson Highway, east of Highland Road, on Tract Y-1 of the H.L. Leathers Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
- 17. TND-1-07**      **Rouzan, Concept Plan, Revision 13** Proposed addition of land to overall TND boundaries, reallocation of residential uses and circulation changes on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-3-C-1-A and RZ-3-D-1-A-1 of the Rouzan TND and Lot 1-A of Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)

- 18. S-6-20 Villas at Oak Bend (Deferred from November 16 by the Planning Commission)** Proposed low density residential subdivision located south of South Harrell's Ferry Road, and east of O'Neal Lane, on Lot Y-1-A-1 of the Walker Estates Subdivision, 2<sup>nd</sup> Filing (Council District 9 - Hudson) [Application](#)
- 19. S-8-20 Inniswold Park Subdivision** Proposed low density residential subdivision located on the west side of Inniswold Road, south of Octavia Avenue on Tracts 64-A and 64-B of Inniswold Estates, Section 1 (Council District 11-Watson) [Application](#)
- 20. S-9-20 Highlake Subdivision** Proposed low density residential subdivision located on the north side of Edmund Hawes Road, west of Claiborne Road on Tract VII-B-1-B-1 of Highland Lakes and Tract C-2-A of the William Louis Edmonston Tract (Council District 3-Loupe) [Application](#)
- 21. SP-6-20 The Bend on Bluebonnet (Deferred from November 16 by Councilmember Loupe)** Proposed multi-family apartments located east of Bluebonnet Boulevard and south of Burbank Drive, on Tract Y-2-A-1 of the DAWL Corporation Property (Council District 3 - Loupe) [Application](#)
- 22. SP-7-20 Casino Rouge (former Hollywood Casino)** Proposed expansion of existing gaming facility located on the west side of North River Road and south of River Park Boulevard, on Tracts A and B of the P.J. Leblanc Property (Council District 10-Wicker) [Application](#)

#### **COMMUNICATIONS**

##### **DIRECTOR'S COMMENTS**

##### **COMMISSIONERS' COMMENTS**

#### **ADJOURN**